

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
AUGUST 25, 2005  
IN CITY COUNCIL CHAMBERS - 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**Revisions made on Item No's. 16 and 18 on September 29, 2005.**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Schultz at 9:12 a.m. Chairperson Schultz adjourned the meeting at 5:40 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Barry Schultz-present  
Vice-Chairperson Kathleen Garcia-present  
Commissioner Carolyn Chase-present  
Commissioner Robert Griswold-present  
Commissioner Gil Ontai-present  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-present  
Mary Wright, Planning Department-present  
Bob Manis, Planning Department-not present  
Gary Halbert, Development Services-present  
Marcela Escobar-Eck, Development Services-not present  
Carrie Gleeson, Deputy City Attorney-not present  
Doug Humphreys, City Attorney-present  
Linda Lugano, Recorder-present  
Sabrina Curtin, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
Dave Potter spoke of the upcoming retirement for Linda Lugano from the City of San Diego.

ITEM-2: **REQUESTS FOR CONTINUANCE:**  
Sherri Lightner requested that item No. 11, Palazzo, be continued due to the incorrect calculation of the proposed landscaping. After brief discussion, it was determined that this project would be heard at this hearing.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 8, 19 and 20 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
Gary Halbert announced that Marcela Escobar-Eck would be leaving the City of San Diego, for a Planning Director position with the City of Carlsbad.

Gary also announced the retirement of Linda Lugano, effective August 26, 2005 and that Sabrina Curtin would be her replacement.

ITEM-5: **COMMISSION COMMENT:**  
All Commissioners spoke of the departure of Linda Lugano, who will be greatly missed.

ITEM-6: **APPROVAL OF THE MINUTES OF JULY 28, 2005 AND AUGUST 4, 2005.**

**COMMISSION ACTION:**

MOTION BY GRISWOLD TO APPROVE THE MINUTES OF JULY 28, 2005.  
Second by Otsjui. Passed by a 5-0 vote with Commissioners Steele and Garcia recusing.

MOTION BY CHASE TO APPROVE THE MINUTES OF AUGUST 4, 2005.  
Second by Garcia. Passed by a 7-0 vote.

ITEM-7: **APPEAL OF THE HEARING OFFICER DECISION – COLLEGE ARCO – PROJECT NO. 69427 – CONTINUED FROM JULY 28, 2005.**

Patrick Hooper presented Report No. PC-05-223 to the Planning Commission and gave an update of the status of the project since it was last heard.

No Public testimony was taken. It was closed from previous hearing held on July 28, 2005.

**COMMISSION ACTION:**

MOTION BY CHASE TO APPROVE THE APPEAL AND DENY THE CONDITIONAL USE PERMIT # 69427. Second by Steele. Passed by a 4-2 vote with Commissioners Otsuji and Ontai voting nay and Vice-Chairperson Garcia recusing.

It was then determined that the Chairperson voted incorrectly; therefore, a motion to reconsider was made.

MOTION TO RECONSIDER BY STEELE. Second by Schultz. Passed by a 5-1 vote with Commissioner Chase voting nay and with Vice-Chairperson Garcia recusing.

Motion by Chase to approve the appeal and deny the Conditional Use Permit # 69427. Second by Steele failed by a 3-3 vote with Chairperson Schultz, Commissioners Ontai and Otsuji voting nay and with Vice-Chairperson Garcia recusing. Therefore the decision of the Hearing Officer stands.

SUBSTITUTE MOTION BY ONTAI TO CONTINUE TO SEPTEMBER 1, 2005, AS MEMBERS OF THE PUBLIC IN FAVOR OF THE APPEAL HAD VACATED THE CHAMBERS. Second by Steele. Passed by a 6-0 with Vice-Chairperson Garcia recusing.

ITEM-8: **COLONIAL COURT TENTATIVE MAP – PROJECT NO. 48834 CONTINUED FROM AUGUST 4, 2005.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-225. Second by Griswold. Passed by a 6-1 vote with Commissioner Griswold voting nay. Resolution No. 3827-PC

ITEM-9: **INITIATION – COMMUNITY PLAN AMENDMENT –MID-CITY/CITY HEIGHTS -4260 54<sup>TH</sup> STREET**

Marlon Pangilinan presented Report No. PC-05-181 to the Planning Commission.

No one present to speak in favor.

Testimony in opposition by Jim Varnadore

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO DENY THE INITIATION. Second by Griswold. Passed by a 5-1 vote with Commissioner Ontai voting nay and Commissioner Chase not present.

ITEM-10: **\*VISTA COLINA – PROJECT NO. 40767.**

Sandra Teasley presented Report to the Planning Commission No. PC-05-211.

Testimony in favor by Gordon Dunfee.

No one was present to speak in opposition.

Public Testimony was closed.

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-211. Second by Chase. Passed by a 6-0 vote with Commissioner Otsuji recusing. Resolution No. 3828-PC

ITEM-11: **\*PALAZZO – PROJECT NO. 19379.**

Vena Lewis and Patricia Grabski presented Report to the Planning Commission No. PC-05-204.

Testimony in favor by Juan-Pablo Mariscal, Paul Lamme, Mica Hatcher, Kirk Petersen, Matthew Gomes, Bette Biddulph-Smith, and Claude-Anthony Marengo.

Testimony in opposition by Sherri Lightner, Dan Goese, Marvin Cohen, Sara McGreevy, Patricia Gilligan, Gail Forbes, John Nelson, Maggie Sturdivant, Kim Harton, Paula Forbis, and Dave Potter.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO CONTINUE TO SEPTEMBER 22, 2005 TO BRING BACK THE PROJECT WITH THE FOLLOWING ITEMS:

- 1) 30% LANDSCAPING, WITHOUT USING THE ROOF TOPS OR PLANTER BOXES.
- 2) PHOTO MONTAGE THAT HAS THE ELEVATION OF THE BUILDING AND STREET SCENE.
- 3) TRAFFIC ANALYSIS.

Second by Garcia. Passed by a 6-0 vote with Commissioner Chase not present.

ITEM-12: **COWLEY WAY TENTATIVE MAP – PROJECT NO. 58242**

Bill Tripp presented Report No. PC-05-245 to the Planning Commission.

Testimony in favor by Robert Bateman, John Lee, and Soto Kafetzopoulos

Testimony in opposition by Marty Elberg, Cheryl Gregory, Billy Paul

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO CONTINUE PROJECT; DATE TO BE DETERMINED. Second by Otsuji. Passed by a 5-0 vote with Commissioner Chase and Griswold not present.

ITEM-13: **\*ESPERANZA TOWNHOMES - PROJECT NO. 60959**

Jeff Peterson presented Report No. PC-05-234 to the Planning Commission

Testimony in favor by Marc Perlman and Daniel Rehm.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-234. Second by Ontai. Passed by a 50 vote with Commissioners Chase and Griswold not present. Resolution No. 3829-PC

ITEM-14: **VILLA DE FLORES TENTATIVE MAP - PROJECT NO. 70831.**

Helene Deisher presented a very brief Report No. PC 05-249 to the Planning Commission.

Testimony in favor by Robert Bateman and Jim Neil

No one present to speak in opposition.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-249. Second by Otsuji. Passed by a 5-0 with Resolution No. 3830-PC.

ITEM-15: **COLIMA LINDA TENTATIVE MAP – PROJECT NO. 70839**

Helene Deisher presented Report No. PC-05-248 to the Planning Commission.

Testimony in favor by Jim Neil, Robert Bateman.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ONTAI TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-248. Second by Otsuji. Passed by a 5-0 with Commissioners Chase and Griswold not present. Resolution No. 3831-PC.

ITEM-16: **AIRPORT NOISE MONITORING POLES – PROJECT NO. 67657**

Item was taken out of order; was heard after Item No. 18

**Revised**

Cory Wilkinson presented Report No. PC-05-250 to the Planning Commission.

Testimony in favor by Nyle Marmain, Garret Hollarn and Dan Frazee.

Testimony in Opposition by Robert Epler and Joseph O'Connor.

Public Testimony was closed.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS WITH EXCEPTION OF SITE LOCATION NO. P8 AS LISTED; WITH THE CONDITION THAT THE APPLICANT AND MEMBERS OF THE NEIGHBORHOOD, ALONG WITH A REPRESENTATIVE FROM THE HOMEOWNERS ASSOCIATION, WALK THE SITE AND TRY TO COME TO SOME AGREEMENT. Second by Ontai. Passed by a ~~5-0~~ 40 with Commissioners Chase, Griswold and Garcia not present. Resolution No. 3832-PC.

ITEM-17: \***MADERA – PROJECT NO. 57744**

Dan Stricker presented Report No. PC-05-224 to the Planning Commission.

Testimony in favor by Daniel Rehm, Dave Potter, John Vance, David Kahn and Milton Galik

Speaker slip in opposition was turned in by Billy Paul, but he was not present at the time the item was heard.

Public testimony was closed

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATION AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-224. Second by Ontai. Passed by a 4 0 vote with Commissioners Griswold, Chase and Vice-Chairperson Garcia not present. Resolution No. 3833-PC.

ITEM-18: **BALLPARK VILLAGE AFFORDABLE HOUSING AGREEMENT**  
**Revised**

Item was taken out of order; was heard before Item No. 15.

Peter Armstrong responded to the questions raised, by the Commissioners.

No one present to speak in favor.

Testimony in Opposition by Rhonda Berumkie.

**COMMISSION ACTION:**

MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN THE PROJECT PRESENTED TO PLANNING COMMISSION. Second by Ontai Passed by a 4-0 with Commissioner Otsuji recusing and Commissioners Chase, Griswold nt present. ~~and Vice-Chairperson Garcia not present~~

ITEM 19: **ROBINSON AVENUE TENTATIVE MAP – PROJECT NO. 48028.**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-255. Second by Griswold. Passed by a 6 1 vote with Commissioner Griswold voting nay. Resolution No. 3827-PC

ITEM-20: **4336 FELTON TENTATIVE MAP – PROJECT NO. 55919**

**COMMISSION ACTION:**

CONSENT MOTION BY STEELE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-05-256. Second by Griswold. Passed by a 6 1 vote with Commissioner Griswold voting nay. Resolution No. 3827-PC

The Planning Commission meeting was adjourned by Chairperson Schultz at 5:40 p.m.